
V. ENVIRONMENTAL IMPACT ANALYSIS
J. EMPLOYMENT, HOUSING AND POPULATION
1. EMPLOYMENT

The California Environmental Quality Act (CEQA) focuses on the physical effects of a project and states that economic and social changes resulting from a project shall not be treated as physical effects on the environment. Although employment impacts are typically economic or social in nature, the analysis of such impacts is provided herein to support other impact analyses prepared for this EIR and to identify any potential physical changes that may be caused by employment impacts resulting from project implementation.

The Southern California Association of Governments (SCAG), the region's federally designated metropolitan planning organization, is responsible for preparing the Regional Comprehensive Plan and Guide (RCPG) and the Regional Transportation Plan (RTP). The RCPG serves as a guide for local governments to use in addressing regional issues and in developing local goals and objectives. Adopted in 1994 with several chapters updated as recently as 2002, the RCPG establishes a broad set of goals for the region and identifies strategies for agencies at all levels to use in guiding growth decisions. Adopted in April 1998, the RTP contains a set of existing socioeconomic projections that are used as the basis for SCAG's transportation planning efforts. They include projections of employment at the regional, county, subregional, jurisdictional, census tract, and transportation analysis zone levels.²⁸³

The SCAG RTP projections are the most useful set of population, household, and employment projections for the type of analysis contained in this EIR. Therefore, for forecasts of future levels of population, households, and employment, SCAG's 2001 RTP data has been used.²⁸⁴

The analyses presented in this section focus on the local, subregional, and regional context. Specifically, the geographic areas of analysis include the Cities of Long Beach

²⁸³ SCAG's RTP data sets are revised every three years. The latest data set is 2001, with the next release expected in 2004.

²⁸⁴ The 2001 RTP data is forecasted for the years 2005, 2010, 2015, 2020, and 2025. Several of the projections pertinent to this analysis have been substantially revised by SCAG from the 1998 RTP forecasts. In general, the 2001 RTP reduced the earlier employment projections due to an economic downturn and reduced economic expectations. As such, the origin of data presented is important to note.

and Lakewood, the Gateway Cities subregion, and Los Angeles County. The Gateway Cities Council of Governments subregion, as defined by SCAG, is comprised of 27 cities including the Cities of Artesia, Avalon, Bell, Bell Gardens, Bellflower, Cerritos, Commerce, Compton, Cudahy, Downey, Hawaiian Gardens, Huntington Park, La Habra Heights, La Mirada, Lakewood, Long Beach, Lynwood, Maywood, Montebello, Norwalk, Paramount, Pico Rivera, Santa Fe Springs, Signal Hill, South Gate, Vernon, and Whittier.

1. ENVIRONMENTAL SETTING

a. Existing Conditions

During the early 1990s, California, and southern California in particular, suffered through one of the most severe regional economic recessions in its history. According to SCAG data, Los Angeles County lost an estimated 481,648 jobs between 1990 and 1994, or approximately ten percent of 1990 employment levels. The Gateway Cities subregion lost approximately 13 percent of its 1990 employment level. Job losses during this recession within the City of Long Beach were much worse, as the City lost an estimated 63,442 jobs, or 27 percent of citywide employment. The City of Lakewood fared only somewhat better than Long Beach, as it lost 4,261 jobs, or 21 percent of its 1990 employment level by 1994. This information is summarized in Table 39 on page 558. The constriction of the local employment supply resulted from several trends affecting the region, including changes in world markets; the reassignment of substantial U.S. Navy personnel and closure of the Long Beach Naval Complex; the downturn in aerospace and related manufacturing jobs associated with changes in national defense priorities, and reductions in orders for civilian aircraft; a significant downturn in local construction; an unusual slowdown in spending relative to income causing a corresponding decline in retail sales; and an unprecedented string of natural disasters and civil disturbances.

Although the national economy came out of the recession in 1993, the California economy, and particularly the southern California economy, lagged behind the national recovery. The southern California region finally closed the “job growth gap” with the rest of the United States in early 1996. However, the regional job growth rate has shown a fairly sharp slowdown since the beginning of 1997, while the country as a whole experienced steady employment growth ranging between 2.1 percent and 2.5 percent throughout 1997.²⁸⁵

²⁸⁵ Southern California Association of Governments, *Regional Economic Trends*, January 1998, page 9.

Table 39

JOBS LOST 1990-1994 AND DEGREE OF RECOVERY BY 2000

	Los Angeles County	Gateway Cities Subregion	Long Beach	Lakewood
1990 Employment	4,615,644	918,615	235,825	20,214
1994 Employment	4,133,996	795,231	172,383	15,953
2000 Employment	4,425,819	815,196	186,245	19,152
% of Jobs Lost from 1990 to 1994	10%	13%	27%	21%
% of Jobs Lost from 1990 to 2000	4%	11%	21%	5%

Source: SCAG Regional Transportation Plan, 1998 and SCAG RTP Growth Projections, City Projections.

As indicated in Table 39, by 2000, Los Angeles County and the City of Lakewood had gained much of the employment lost since 1990. However, while the City of Long Beach and Gateway Cities Subregion recovered some employment lost by 2000, they lost a greater share of their jobs during the first part of the decade than the County or the City of Lakewood and still lag considerably behind their 1990 employment levels. Boeing's Long Beach employment in particular decreased from approximately 33,000 employees in 1990 (including approximately 15,200 within the project site boundaries) to approximately 10,500 employees recently. This decrease accounts for nearly 45 percent of the loss of employment in the City of Long Beach. Employment at the project site, which has continued to steadily decline to approximately 545 employees as of November 2002, represents a large portion of the City's loss in employment

Over the course of the past few years the economy has once again experienced a slowdown, marked by a decline in employment nationally, statewide, and within the region. Specifically, the national unemployment rate increased from 4.0 percent in January 2000 to 6.0 percent by October 2003; California has experienced higher unemployment levels with an unemployment rate of 5.0 percent in January 2000 increasing to 6.6 percent as of October 2003. Similarly, unemployment within the Los Angeles-Long Beach area has been higher than the national average, with an unemployment rate of 5.9 percent in January 2000 increasing to 6.8 percent as of October 2003.²⁸⁶

²⁸⁶ U.S. Department of Labor, Bureau of Labor Statistics (www.bls.gov), Local Area Unemployment Statistics and Labor Force Statistics from the Current Population Survey, October 2003; and California Employment Development Department (www.calmis.ca.gov), October 2003.

b. Projected Employment Growth

The Cities of Long Beach and Lakewood are currently forecasted to continue slow recovery from the industrial realignment that took place in the early nineties. Table 40 on page 560 presents the projected employment growth for the Cities of Long Beach and Lakewood and Los Angeles County from the 2001 RTP Adopted Forecasts from SCAG. The projections provided in Table 40 on page 560 indicate that employment in Long Beach is expected to increase from 192,517 in 2003 to 218,915 in 2020, a projected increase of 26,398 at an average annual growth rate of 0.83 percent.²⁸⁷ (This estimate may be conservative as the City of Long Beach, in partnership with the Economic Research Department at California State University, Long Beach (CSULB), has projected a local employment level of 238,500 by 2010, representing an annual average growth rate of 2.8 percent).²⁸⁸ Employment in the City of Lakewood is expected to grow by 2,743 jobs to 22,504 in 2020, representing an annual average growth rate of 0.84 percent. The Gateway Cities subregion is projected to expand by 113,727 jobs from 2003 to 2020, representing an annual average growth rate of 0.82 percent. Employment expansion in Los Angeles County as a whole is projected to be 570,027 jobs over the 2003 to 2020 period, representing an annual average growth rate of 0.76 percent.

Based on historical estimates and future projections of employment in Lakewood, the Gateway Cities subregion, and Los Angeles County, each of these jurisdictions is estimated to recover 1990 employment levels by the year 2020. However, the forecasts for Long Beach still anticipate a level of employment that is 7 percent lower in 2020 than the City's 1990 employment level. (Again, this estimated recovery may be conservative based on the employment projections by the City of Long Beach and the Economic Research Department at CSULB.)

c. Regulatory Framework

There are a number of goals and policies set forth by the Cities of Long Beach and Lakewood and SCAG that relate to the expansion of employment. A description of applicable goals and policies is provided below.

²⁸⁷ Year 2003 forecasts were estimated by using a straight line interpolation between the 2000 and 2005 projections provided within the 2001 RTP Growth Forecasts.

²⁸⁸ City of Long Beach Workforce Development Bureau, July 2003.

Table 40

PROJECTED EMPLOYMENT GROWTH FROM 2000 TO 2020

Employment	2000	2003 ^a	2020
City of Long Beach	186,245	192,517	218,915
City of Lakewood	19,152	19,761	22,504
Gateway Cities Subregion	815,196	842,203	955,930
Los Angeles County ^b	4,425,819	4,561,782	5,131,809
Employment Growth Increments	2003-2020		
City of Long Beach	26,398		
City of Lakewood	2,743		
Gateway Cities Subregion	113,727		
Los Angeles County	570,027		
Average Annual Growth Rates	2003-2020		
City of Long Beach	0.83%		
City of Lakewood	0.84%		
Gateway Cities Subregion	0.82%		
Los Angeles County	0.76%		

^a Year 2003 forecasts were estimated by using a straight line interpolation between the 2000 and 2005 projections.

^b The California Employment Development Department cites the actual population in Los Angeles County as 4,397,410 for 2000 and 4,429,300 as of June 2003. Employment statistics often vary depending on the methodology utilized by different sources. For consistency, SCAG statistics and projections have been used in this analysis.

Source: SCAG 2001 RTP Growth Forecasts, City Projections; PCR Services Corporation, January 2004.

City of Long Beach. The City's Land Use Element of the General Plan, adopted in July 1989 and revised in 1997, serves as a long-term planning guide for future development throughout the City. Applicable goals pertaining to the development of employment-generating land uses, such as those contemplated in the PacifiCenter project, are discussed in detail in the Land Use Element. That document includes specific analysis and policies for Major Activity Centers, defined as concentrated areas of human activities which are intended to provide vitality and economic health to the City. By affording employment, shopping, and recreational opportunities, Activity Centers promote the City's character and offer stimulation and social interaction.²⁸⁹ Central to this concept is the need for Activity Centers to fulfill their purpose in a manner that is harmonious in

²⁸⁹ *City of Long Beach, Land Use Element, page 203.*

terms of land use, traffic, and architecture.²⁹⁰ The project site is identified as a Major Employment Center that, as a fundamental policy of the Land Element, should be maintained or enhanced. More specifically, the portion of the PacifiCenter property within the City of Long Beach falls within the Airport Employment/ Activity Center. The Airport Employment/Activity Center is recognized as a location that “combines employment, commercial office, manufacturing, and recreational uses, as well as commercial and private flying activities.”²⁹¹ The Airport Employment/Activity Center includes the following relevant policy:

- Continue to expand high tech, research and development uses, hotels, restaurants, and offices.²⁹²

As an operational goal, the Land Use Element seeks to provide at least 1.35 jobs for every household in the City.²⁹³

City of Lakewood. The Land Use Element of the City of Lakewood Comprehensive General Plan, adopted in November 1996, serves as the framework for future physical, social, and economic development in the City of Lakewood. The Land Use Element recognizes that industrially zoned parcels of land that exist in the southwesterly area of the City have the potential for development, improvement, and expansion. As indicated in Section V.H., Land Use and Planning, of this EIR, the project site is located within Subarea 1d of the Redevelopment Area III Plan. With regard to employment, the following City goals are relevant to the PacifiCenter project:

- Economic Development Goal 2: To help reverse the trend of local and regional job losses.
- Economic Development Goal 3: Maximize the development and economic potential of under-utilized properties zoned for commercial and manufacturing uses.
- Land Use Element Policy 5.1: Encourage the development of industrial and commercial uses at underutilized sites to provide job opportunities for the local labor force.

²⁹⁰ *Ibid.*

²⁹¹ *City of Long Beach, Land Use Element, page 207.*

²⁹² *City of Long Beach, Land Use Element, page 207.*

²⁹³ *Ibid, page 22.*

Southern California Association of Governments. SCAG's RCPG serves as a comprehensive planning guide, focusing on growth through the year 2015. The primary goals of the RCPG are to improve the standard of living, enhance quality of life, and promote social and economic equity. Within the RCPG, issues related to employment and growth are primarily addressed in Chapter 2, The Economy, and Chapter 3, Growth Management. These chapters analyze growth patterns, provide economic forecasts, recommend strategies for economic prosperity and equity, and specify growth management policies. The RCPG policies that are relevant to the proposed project are listed in Table 41 on page 563. Additionally, SCAG's RTP, discussed above, provides forecasts of population, households, and employment levels for counties, subregions, cities, and Census tracts within SCAG's jurisdiction.

2. ENVIRONMENTAL IMPACTS

a. Methodology

The analysis of potential employment impacts includes an evaluation of the project's consistency with applicable policies described above, as well as a comparison of the net increase in project-generated jobs relative to the employment forecasts for the Cities of Long Beach and Lakewood, the Gateway Cities subregion, and Los Angeles County. Employment generated directly by the proposed project has been calculated based on employment generation factors by land use (employees per square foot).²⁹⁴ The overall net employment impact of the proposed project is determined by subtracting the jobs lost through removal of occupied structures from the new project-related jobs.

As described in Section III, Project Description, of this EIR, the PacifiCenter project provides flexibility in the configuration of land uses. Maximum development within the site would include up to 3,300,000 square feet of non-residential floor area, including up to 150,000 square feet of retail floor area. In addition, up to 400 hotel rooms and up to 2,500 residential units could be developed within the City of Long Beach portion of the site. Based on this development envelope, the commercial uses that would generate the greatest number of employees have been evaluated. However, the land use configuration that yields the lowest level of employment is also discussed so as to present the range of employment that could occur on the project site. Although neither the maximum nor minimum employment-generating land use mix is necessarily the expected scenario, this analysis assumes such conditions in order to present a conservative or worst-case

²⁹⁴ *Employee generation factors provided by Robert Charles Lesser & Co., July 2003.*

Table 41

ANALYSIS OF PROJECT CONSISTENCY WITH SCAG RCPG POLICIES ^a

Relevant Policy ^a	Analysis of Project Consistency
3.01 The population, housing, and job forecasts, which are adopted by SCAG's Regional Council and that reflect local plans and policies, shall be used by SCAG in all phases of implementation and review.	The analysis of employment impacts of the proposed project uses employment projections from SCAG's 2001 RTP in its analysis. The project falls within the projections of the Cities of Long Beach and Lakewood, SCAG's Gateway Cities Subregion, and Los Angeles County for new development and, therefore, is consistent with SCAG projections.
3.24 Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment.	Please refer to Section V.J.2, Housing, in this EIR. The PacifiCenter project development includes the addition of up to 2,500 new housing units in the City of Long Beach. As such, the project will increase the supply of housing, consistent with this policy. In addition, in recognition of the need for affordable housing in the City of Long Beach, the Applicant will contribute funds to the City for City-wide affordable housing programs. This fee will be included in the Development Agreement to be approved for the proposed project.
3.27 Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, effective services such as public education, housing, health care, social services, recreational facilities, law enforcement, and fire protection.	The mixed-use nature of the PacifiCenter project supports the goal of providing local jurisdictions with sustainable community development. Specifically, the project includes housing, employment, commercial, and recreational opportunities. Refer to Sections V.K.3, Schools and V.K.4 for a detailed discussion of schools and recreational facilities. .

^a Relevant policies have been excerpted directly from SCAG's Regional Comprehensive Plan and Guide. However, the policy numbers listed correspond with those provided in SCAG's NOP comment letter dated December 10, 2002, which is included in Appendix A of the EIR. Other policies within the SCAG NOP comment letter are addressed in Section V.H, Land Use, and Section V.L, Transportation/Circulation.

Source: PCR Services Corporation, January 2004.

evaluation of employment impacts and a full range of the employment levels potentially generated by the project. In addition, information contained in a study prepared by the Office of Economic Research at California State University, Long Beach, is presented.

b. Thresholds of Significance

An employment impact will be considered significant if construction and operation of the proposed project substantially alters the location, distribution, density, or growth rate of employment planned for the area pursuant to local and regional plans or if the project does not support relevant local or regional policies regarding employment.

c. Analysis of Project Impacts

(1) Consistency with Policies

Consistent with the definition of a Major Activity Center, the proposed project will concentrate a mix of uses on-site and transform the site into a vital economic activity center. Through the provision of a variety of uses, including R&D, light industrial, office, retail, hotel, and aviation-related uses, the PacifiCenter project will support the goals of the Long Beach Land Use Element policy relating to the Airport Employment/Activity Center, which specifically calls for expansion of high-tech, R&D, hotel, restaurant, and office uses. The provision of employment-generating uses, a retail zone, and recreational amenities (refer to Section V.J.4, Recreation), in conjunction with implementation of a Development Agreement and Design Guidelines, will support the City's economic well-being, create opportunities for economic and social interaction, and improve the functional and visual character of the site in a sensitive manner. The PacifiCenter will be developed as a regional employment center that will revitalize and redevelop an underutilized property. The project will thus promote the site as a Major Employment Center, as set forth by the Land Use Element. In addition, the mix of uses developed on-site will provide substantial employment opportunities requiring varied skill sets, which will complement the residential element of the project site.

While the City of Long Beach acknowledges the need to increase employment, a recurring topic within the Land Use Element is the desire to construct new residential units in proximity to growing employment centers, which is also consistent with the intent of the proposed project. The project will provide both jobs to restore an employment center and new residential units. As such, the project's mixed-use nature will afford the regional benefits of reduced commute times and associated quality of life and environmental benefits that occur with the development of residential units within close proximity to jobs.

The project's increase in employment opportunities and residential units in Long Beach will contribute toward the goal of providing at least 1.35 jobs for every household in the City. Based on SCAG data, in 2003 there were 1.16 jobs for every household in the City of Long Beach. Depending upon the specific types of commercial uses that will be

built within the project site, the jobs to housing ratio within the project site will range from 2.2 to 5.6 jobs for every household, thereby contributing to the City's jobs to housing ratio goal. Specifically, if the maximum employment level of 13,987 is attained on-site, a jobs to housing ratio of 5.6 will result; if minimum employment of 5,336 occurs, the jobs to housing ratio will be 2.2 (refer to Table 42 on page 566 and Table 43 on page 567 for workforce and jobs to housing ratio calculations). In addition, if all of the 2,500 housing units proposed are not constructed, the jobs to housing ratio within the project site would increase further.

The Land Use Element of the Lakewood Comprehensive General Plan indicates that there are commercially and industrially zoned vacant parcels in the southwesterly portion of the City that have the potential for development, improvement, and expansion. As indicated above, the project site is located within Subarea 1d of the Redevelopment Area III Plan within the southwestern portion of the City of Lakewood. The PacifiCenter project will include the development of an estimated 360,000 square feet of office, R&D, and/or light industrial development on property within the City of Lakewood, thereby implementing the intent of the Redevelopment Area III. In addition, proposed development is consistent with the objective of creating industrial activity in a currently undeveloped area (Policy 5.1). Economic Development Goals 2 and 3 are also satisfied by the addition of new employment on currently underutilized property.

Implementation of the PacifiCenter project will be consistent with the policies of the SCAG RCPG, as summarized in Table 41 on page 563.

(2) Consistency with Projections

The analysis of potential employment impacts related to consistency with projections includes both construction employment and the growth in the regular workforce associated with operation of the PacifiCenter project.

(a) Construction Employment

The construction jobs associated with implementation of the PacifiCenter project were estimated based on the projected floor area to be developed and standard ratios of direct employment to valuation of construction provided in the South Coast Air Quality Management District CEQA Air Quality Handbook.²⁹⁵ Based on these ratios,

²⁹⁵ *Southern California Air Quality Management District, CEQA Air Quality Handbook, April 1993.*

Table 42

ESTIMATED MAXIMUM WORKFORCE GENERATION

Land Use	Sq.Ft./Employee ^a	Total Buildout ^b	
		Sq.Ft.	Employees
Conceptual Development Program			
Commercial Area^b			
Office—working in Long Beach ^c	225	2,790,000	12,400
Research and Development—working in Lakewood ^c	425	360,000 ^d	847
Retail	500	150,000	300
Hotel	1.1 employees per room	400 rooms	440
Subtotal			13,987 ^c
Existing On-Site Employment			545 ^e
Increase (New minus Existing)			13,442 ^c
Jobs to Housing Ratio ^f			5.6

^a Factors for commercial development uses provided by Robert Charles Lesser & Co., June 2003.

^b While the Commercial land use category allows a mix of commercial uses, including office, R&D, light industrial, retail, and aviation-related uses, this scenario represents the maximum workforce that will be generated by assuming build out of office uses within the Commercial land use category.

^c Employment generation on-site could range from a net increase of 4,791 employees (5,336 total employees) to the maximum net increase of 13,442 (13,987 total employees) shown above, depending on the mix of commercial uses actually developed. Refer to Table 43 for the minimum workforce generation.

^d 360,000 square feet of floor area is an approximate number and is based on the existing zoning and land use designation for this area of the site.

^e Existing on-site employment represents estimated employment on-site at the time the NOP was distributed in November 2002.

^f Represents the maximum total number of jobs at project buildout divided by the total number of residential units at PacifiCenter.

Source: PCR Services Corporation, January 2004.

approximately 3,832 construction jobs will be created as a result of buildout of the PacifiCenter project.

Owing to the regional nature of the construction industry, these construction employment estimates are appropriately evaluated on a County-wide basis. Specifically, employees in the construction industry work at different locations throughout the County, depending upon where the construction is located. These employees do not typically

Table 43

ESTIMATED MINIMUM WORKFORCE GENERATION

Land Use	Sq.Ft./Employee ^a	Total Buildout ^b	
		Sq.Ft.	Employees
Conceptual Development Program			
Commercial Area^b			
Light Industrial—working in Long Beach	525	1,764,000	3,360
Warehouse—in Long Beach	1,000	1,176,000	1,176
Warehouse—in Lakewood ^c	1,000	360,000 ^d	360
Hotel	1.1 employees per room	400 rooms	440
Subtotal			5,336 ^e
Existing On-Site Employment			545 ^f
Increase (New minus Existing)			4,791 ^g
Jobs to Housing Ratio ^f			2.2

^a Factors for commercial development uses provided by Robert Charles Lesser & Co., June 2003.

^b While the Commercial land use category allows a mix of commercial uses, including office, R&D, light industrial, retail, and aviation-related uses, this scenario represents the minimum workforce that will be generated on-site by assuming the maximum allowable amount of warehouse and distribution uses (20 percent each of the Commercial floor area located in the City of Long Beach, and 100 percent in the City of Lakewood), and light industrial uses for the remainder of the Commercial land use category.

^c The floor area assumed for the City of Lakewood is an approximation.

^d 360,000 represents an approximate number based on the existing zoning and land use designation for this area of the project site.

^e Employment generation on-site could range from a net increase of 4,791 employees (5,336 total employees) shown above to the maximum net increase of 13,442 (13,987 total employees), depending on the mix of commercial uses actually developed. Refer to Table 41 for the maximum workforce generation.

^f Existing on-site employment represents estimated employment on-site at the time the NOP was distributed in November 2002.

^g Represents the estimated minimum total number of jobs at project buildout divided by the total number of residential units at PacificCenter.

Source: PCR Services Corporation, January 2004.

relocate closer to a construction site as the length of time spent at a specific job site is limited. Based on recent data, an estimated 129,910 persons were employed in the construction industry within Los Angeles County.²⁹⁶ Assuming that the project is fully occupied by 2020 and that development occurs evenly over the construction period,

²⁹⁶ U.S. Department of Labor, Bureau of Labor Statistics data for 2002 (www.bls.gov).

construction employment associated with the project will constitute less than one percent of the annual countywide construction employment. As a result, anticipated construction employment at the PacifiCenter project site will not substantially alter the location, distribution, density, or growth rate of construction employment in Los Angeles County. Therefore, significant impacts associated with construction employment will not occur and no mitigation measures will be required.

(b) PacifiCenter Workforce

As indicated above, the number of employees at PacifiCenter has been estimated on the basis of ratios of square feet to employees by land use type. Given the project's flexibility in the land use configuration that may ultimately be developed, the level of on-site employment associated with the final land use mix will vary. Therefore, the conceptual development scenario that has been used in this analysis assumes the mix of uses that would generate the maximum employment on-site in order to evaluate conservative or "worst-case" conditions.²⁹⁷ As indicated in Table 42 on page 566, this most employee-intensive scenario includes 3.15 million square feet of office uses, 150,000 square feet of retail uses, and 400 hotel rooms in the Commercial land use category. This mix of uses will generate a greater number of employees compared with a mix of light industrial, R&D, or other uses that are allowed in the Commercial land use category and may also be developed as part of the project.

Based on the most employment intensive scenario, subsequent to construction, PacifiCenter will have a workforce consisting of up to 13,987 employees, as indicated in Table 42 on page 566. The estimated baseline workforce on the project site was subtracted from the estimated total number of employees resulting from the project in order to determine the net increase in employees. As indicated in Table 42, under the most employee intensive scenario, implementation of the PacifiCenter project is anticipated to result in a net increase of up to approximately 13,442 full time equivalent on-site employees by project buildout in 2020 when compared with existing conditions.²⁹⁸ Up to approximately 847 employees will be employed in the City of Lakewood portion of the site, with the remainder employed within the Long Beach city limits. It is assumed that the majority of the total 13,987 PacifiCenter employees will be new, due to the changes in commercial development at the project site and demolition of the existing business operations.

²⁹⁷ As previously indicated, the maximum employment land use mix is not considered the expected development scenario, but is presented herein for a conservative analysis.

²⁹⁸ As indicated in Section III, Project Description, at the time of the NOP (November 2002), there were approximately 545 employees on-site.

As shown in Table 43 on page 567, assuming development of the site with the types of land use that generate lower employment, the project could result in as few as 5,336 jobs, or a minimum net increase of 4,791 employees over baseline employment. This is based on a mix of light industrial, warehouse, and hotel uses within the City of Long Beach and warehouse development within the City of Lakewood. As illustrated in Table 42 and Table 43, depending on the land use mix ultimately developed, total employment on-site will vary. For comparison, based on another analysis of the project's employment growth and housing prepared by the Office of Economic Research at California State University, Long Beach, assuming the property is developed with a mix of uses in the Commercial land use category, the project will add 11,228 new jobs within the project site.²⁹⁹

Table 44 on page 570 provides a comparison of the net increase in employee growth associated with the PacifiCenter project (assuming the development of uses that would generate the maximum number of employees) and employment projections for the Cities of Long Beach and Lakewood, the Gateway Cities subregion, and Los Angeles County.³⁰⁰ As indicated in Table 44, the net increase in employees resulting from the most employee intensive development scenario that could result from the project represents approximately 48 percent of the projected employment growth in Long Beach, 31 percent of the projected employment growth in Lakewood, 12 percent of the anticipated employment growth in the Gateway Cities subregion, and 2 percent of the projected employment growth in Los Angeles County.

Based on the above comparisons, the workforce estimates for the project will be within the current growth projections for the City of Long Beach, City of Lakewood, the Gateway Cities subregion, and the County of Los Angeles.³⁰¹ Therefore, workforce growth associated with the PacifiCenter project will not substantially alter the location, distribution, density, or growth rate of employment planned for these areas by local and regional plans.

²⁹⁹ "An Analysis of Employment Growth and Housing" presentation and associated worksheets, Lisa M. Grobar, Ph.D. and Joseph P. Magaddino, PhD, Office of Economic Research, California State University, Long Beach, 2003. The CSULB analysis utilized slightly different employment generation factors and a different land use mix for the project site than presented throughout this section, yielding a different total estimated employment. The evaluation presented in this section is based on a conservative, or worst-case, employment scenario.

³⁰⁰ For the purposes of evaluating potential impacts of the PacifiCenter project, figures for 2003 were interpolated to use as baseline local, subregional, and regional levels to allow comparison of project-induced employment growth with employment growth forecasted by SCAG.

³⁰¹ If all project-generated employment (13,442) net employees based on a conservative scenario that nearly all of the commercial uses would be office uses) were to occur within the City of Long Beach portion of the site, the project's percentage of SCAG-forecasted growth for the City would remain within the total projected employment for Long Beach.

Table 44

EMPLOYMENT IMPACTS

	Baseline Employment 2003	Forecasted Employment Growth 2003-2020	Maximum Project Increment 2020	Percent of Growth 2003-2020
City of Long Beach ^a	192,517	26,398	12,598	48%
City of Lakewood	19,761	2,743	844	31%
Gateway Cities Subregion	842,203	113,727	13,442	12%
Los Angeles County	4,561,782	570,027	13,442	2%

^a If all project-generated employment (13,442 net employees based on a conservative scenario that nearly all of the commercial uses would be office uses) were to occur within the City of Long Beach portion of the site, the project's percentage of SCAG-forecasted growth for the City would remain within the total projected employment for Long Beach.

Source: SCAG 2001 Regional Transportation Plan Growth Forecasts, City Projections; PCR Services Corporation, January 2004.

As such, impacts associated with employment growth will be less than significant and no mitigation measures will be required. In addition, project implementation will serve to restore much of the employment lost at the PacifiCenter site and throughout the City of Long Beach since 1990. It is important to note that SCAG's employment projections in the 2001 RTP were, in many cases, substantially reduced relative to earlier projections in the 1998 RTP due to diminished economic expectations. Thus, implementation of the project will compensate for some of the anticipated growth loss. Development of the project will also counteract more recent negative economic trends.

3. CUMULATIVE IMPACTS

The impact analysis provided above includes an assessment of project employment in comparison with local and regional growth forecasts, which account for planned or reasonably foreseeable development within each jurisdiction in the local area and the region. Therefore, the analysis is both a project-level and cumulative analysis. As stated above, the net increase in employment associated with the PacifiCenter project will be within the employment forecasts for the City of Long Beach, City of Lakewood, the Gateway Cities subregion, and Los Angeles County. Consequently, implementation of the project will not result in significant cumulative impacts associated with employment.

4. MITIGATION MEASURES

No significant impacts associated with employment have been found, therefore no mitigation is required.

5. IMPACTS AFTER MITIGATION

No significant and unavoidable impacts related to employment will occur and no mitigation measures will be required.

V. ENVIRONMENTAL IMPACT ANALYSIS
J. EMPLOYMENT, HOUSING AND POPULATION
2. HOUSING

The California Environmental Quality Act (CEQA) focuses on the physical effects of a project and states that economic and social changes resulting from a project shall not be treated as physical effects on the environment. Although housing impacts are typically economic or social in nature, an analysis of these impacts is provided below to support other impact analyses prepared for this EIR and to identify any potential physical changes that may occur as a result of housing impacts associated with project implementation.

Similar to the analysis in Section V.J.1, Employment, this analysis uses Southern California Association of Governments (SCAG) 2001 Regional Transportation Plan (RTP) growth projections as well as 2000 Census data. The analyses presented in this section focus on the local, subregional, and regional context in which the project site is situated. The geographic areas of analysis include the Cities of Long Beach and Lakewood, the Gateway Cities subregion, and Los Angeles County. As indicated in Section V.J.1, Employment, the Gateway Cities Council of Governments subregion, as defined by SCAG, is comprised of 27 cities and includes the cities of Artesia, Avalon, Bell, Bell Gardens, Bellflower, Cerritos, Commerce, Compton, Cudahy, Downey, Hawaiian Gardens, Huntington Park, La Habra Heights, La Mirada, Lakewood, Long Beach, Lynwood, Maywood, Montebello, Norwalk, Paramount, Pico Rivera, Santa Fe Springs, Signal Hill, South Gate, Vernon, and Whittier.

1. ENVIRONMENTAL SETTING

a. Existing Conditions

While there is no existing housing within the project site, residential uses are located to the immediate north of the project site. There were an estimated 171,632 housing units in the City of Long Beach in 2000, an increase of 1,277 housing units when compared with the number of housing units in 1990 (refer to Table 45 on page 573). This represents an expansion of less than 1.0 percent of the housing stock over a ten-year period. The City of Lakewood grew by less than 2.0 percent over the same period, from 26,794 housing units in 1990 to 27,310 housing units in 2000. In contrast, Los Angeles County grew from an estimated 3,162,310 housing units in 1990 to 3,270,906 housing

Table 45

HOUSING CHANGES: 1990-2000

Housing Units in 1990 and 2000	City of Long Beach		City of Lakewood		Los Angeles County	
	1990	2000	1990	2000	1990	2000
Single-Family Detached	68,882	69,003	22,112	22,219	1,538,020	1,593,474
Single-Family Attached	8,046	10,091	598	741	206,625	241,552
Multi-Family 2-4 Units in Structure	24,733	23,382	411	686	281,104	287,528
Multi-Family 5 or More Units in Structure	66,436	66,627	3,574	3,566	1,080,832	1,091,741
Mobile Home or Other	<u>2,258</u>	<u>2,529</u>	<u>99</u>	<u>98</u>	<u>55,729</u>	<u>56,611</u>
Total Units	170,355	171,632	26,794	27,310	3,162,310	3,270,906
Occupied Housing Units	158,944	163,088	26,101	26,853	2,989,521	3,133,771
Vacancy Rate	6.70%	4.98%	2.59%	1.67%	5.46%	4.19%

1990-2000 Housing Growth Analysis	Incremental Growth	Average Annual Growth Rate	Incremental Growth	Average Annual Growth Rate	Incremental Growth	Average Annual Growth Rate
Single-Family Detached	121	0.02%	107	0.05%	55,454	0.36%
Single-Family Attached	2,045	2.54%	143	2.39%	34,927	1.69%
Multi-Family 2-4 Units in Structure	-1,351	-0.55%	275	6.69%	6,424	0.23%
Multi-Family 5 or More Units in Structure	191	0.03%	-8	-0.02%	10,909	0.10%
Mobile Home or Other	271	1.20%	-1	-0.10%	882	0.16%
Total Units	1,277	0.07%	516	0.19%	108,596	0.34%
Occupied Housing Units	4,144	0.26%	752	0.29%	144,250	0.48%

Source: PCR Services Corporation, January 2004, based on data from the California Department of Finance, Report No. E-5 City/County Population and Housing Estimates, 1991-2000 with 1990 Census Counts, and Tables 1 and 2: E-5 City/County Population and Housing Estimates with 2000 Census counts, 4/1/2000 DRU Benchmark, May 2003.

units in 2000, an increase of 3.4 percent. As indicated in Table 45, housing vacancy in 2000 was 5.0 percent in Long Beach, 1.7 percent in Lakewood and 4.2 percent in Los Angeles County.³⁰² These vacancy rates are considered low and represent a tight housing market.

According to the 2000 Census Profile of General Demographic Characteristics, home rental is somewhat more prevalent in Long Beach, with 59.0 percent of occupied housing units being rented, compared to 52.1 percent in Los Angeles County. Lakewood has comparatively less home rental, at 28.0 percent. In addition, as summarized in Table 45, detached single family housing is twice as prevalent in Lakewood (82.5 percent of the housing units) as it is in Long Beach (40.2 percent).

Existing housing stock in the City of Long Beach contains a substantial proportion of older housing, with 38 percent of the housing stock greater than 50 years old, 37 percent between 30 and 50 years old, and only 25 percent of the housing stock being less than 30 years old.³⁰³ Long Beach has experienced a slow rate of home construction and home demolition.

The City of Long Beach reports somewhat more residential building permit activity over the 1990 to 2000 period compared with the California Department of Finance data.³⁰⁴ Specifically, as shown in Table 46 on page 575, based on data within the City of Long Beach 2000-2005 Housing Element, a total of 2,524 net new housing units were constructed in the City of Long Beach between 1990 and 1999. As indicated by Figure 56 on page 576, housing growth slowed considerably in Long Beach through the 1990's. The annual increase in net housing units fell dramatically beginning in 1994. In addition, a net loss in housing occurred in the years 1998 and 1999. Based on data provided by Alfred Gobar Associates, approximately one-third of the new housing units constructed during the 1990s were single family, while the remaining units constructed were multi-family.

While a decline in housing is indicated by Table 46 and Figure 56, based on more recent data provided by Alfred Gobar Associates, annual housing development within the

³⁰² California Department of Finance, Report No. E-5 City/County Population and Housing Estimates, 1991-2000 with 1990 Census Counts, and Tables 1 and 2: E-5 City/County Population and Housing Estimates, 4/1/2000 DRU Benchmark, May 2003.

³⁰³ City of Long Beach, 2000-2005 Housing Element, April 2001.

³⁰⁴ This variance is attributable to a difference between building permits drawn for housing units and actual units constructed.

Table 46

LONG BEACH BUILDING PERMIT ACTIVITY

Year	New Units	Units lost to:		Net Change in Housing Units
		Demolition	Reconfiguration	
1990	911	184	3	724
1991	844	279	55	510
1992	741	82	12	647
1993	651	107	4	540
1994	233	124	19	90
1995	278	131	19	128
1996	140	89	24	27
1997	121	73	34	14
1998	85	111	84	(110)
1999	93	53	86	(46)
Total	4,097	1,233	340	2,524

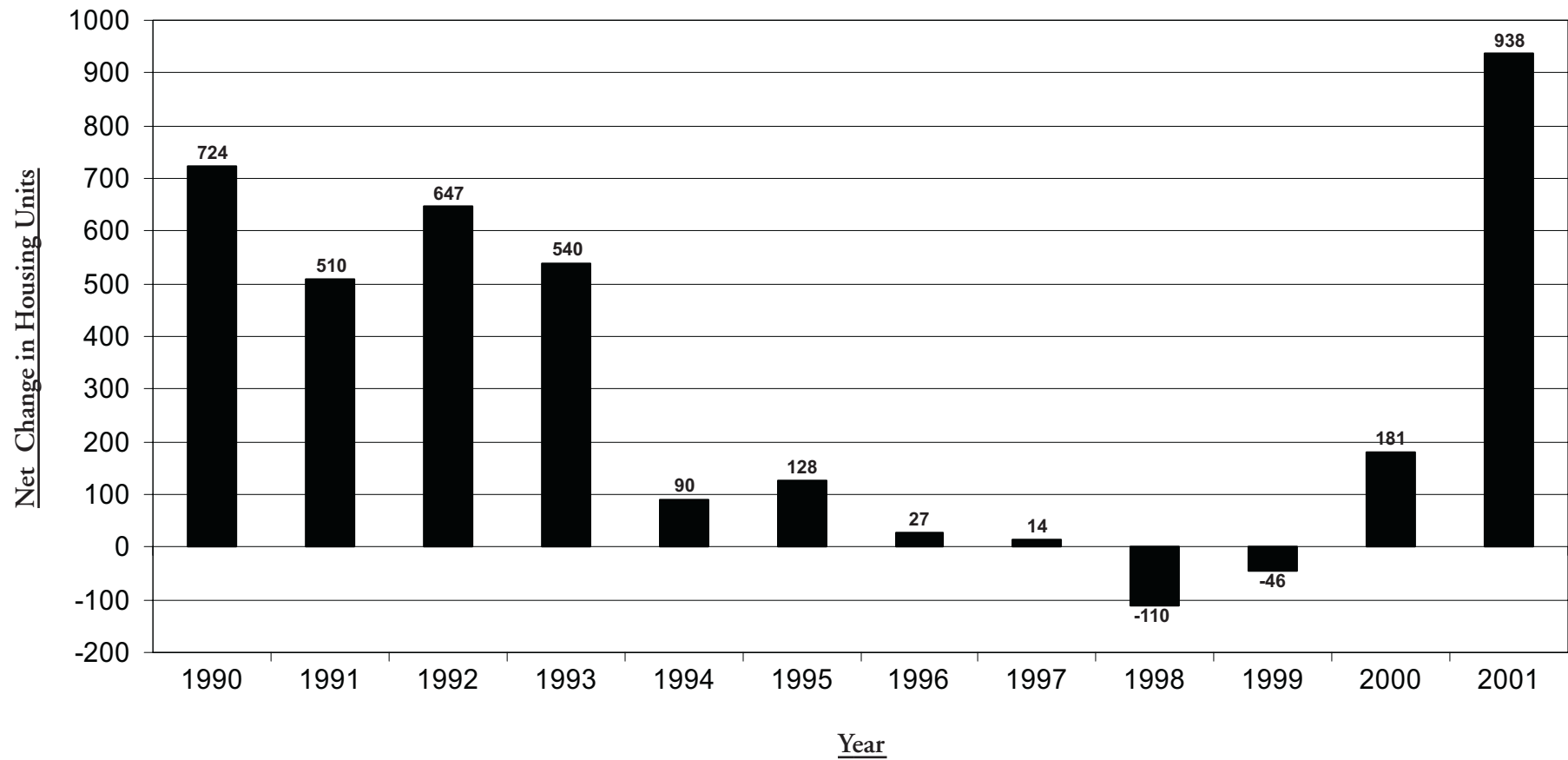
Source: City of Long Beach, 2000-2005 Housing Element, April 2001.

City of Long Beach has recently increased, with 938 housing units (primarily multi-family) permitted in 2001.

b. Projected Household Growth

Household growth projected for the Cities of Long Beach and Lakewood, the Gateway Cities subregion, and the County of Los Angeles in SCAG's 2001 RTP Growth Forecast is summarized in Table 47 on page 577. The City of Long Beach shows a projected growth of 26,889 households over the period from 2003 to 2020, representing an annual average growth rate of 1.0 percent. Lakewood, which has less growth capacity, is forecasted to grow at a slower rate of 0.1 percent per year, from 26,017 households in 2003 to 26,335 households in 2020. For the same period, Los Angeles County is projected to expand by 640,347 households, an annual average growth rate of 1.3 percent.

According to SCAG's Report "The State of the Region 2002—Measuring Progress in the 21st Century," Southern California's housing is in risk of "potential failure" as the imbalance in housing units to population increases. Specifically, SCAG's report states that construction of new housing units in the last decade has fallen behind population growth and that in addition to the current lack of housing, the projected growth for housing and population will expand to need two million new housing units for the six million new



Source: Years 1990 through 1999, City of Long Beach, 2000-2005 Housing Element, *April 2001*; Years 2000 and 2001- Alfred Gobar Associates.



Figure 56
Housing Growth

Table 47

HOUSEHOLD GROWTH PROJECTED BY SCAG 2001RTP

Jurisdiction	2003 ^a	2020	Growth Increment	Average Annual Growth
City of Long Beach	161,835	188,724	26,889	1.0 %
City of Lakewood	26,017	26,335	318	0.1 %
Los Angeles County	3,204,774	3,845,121	640,347	1.3 %

^a Year 2003 forecasts were estimated by using a straight line interpolation between the 2000 and 2005 projections.

Source: SCAG 2001 RTP Growth Forecasts, City Projections; PCR Services Corporation, January 2004.

residents expected in Southern California by 2025. The lack of housing units in turn also creates the problem of crowded housing with Southern California's rate among the highest rates of large metropolitan areas.³⁰⁵

c. Regulatory Framework

As indicated in Section V.J.1, Employment, of this EIR, SCAG's Regional Comprehensive Plan and Guide (RCPG), revised in April 2001, serves as a comprehensive planning guide, focusing on growth through the year 2015. The primary goals of the RCPG are to improve the standard of living, enhance quality of life, and promote social and economic equity. The SCAG RTP provides projections of population, households, and employment. Refer to Section V.H, for a list of relevant RCPG policies that are applicable to the project.

The 2000-2005 Housing Element of the Long Beach General Plan (April 2001) offers a comprehensive analysis of housing needs, including current population, employment, and housing stock characteristics. In addition, the 2000-2005 Housing Element identifies market and governmental constraints and opportunities, as well as available housing resources. The 2000-2005 Housing Element also acts as the City's Housing Plan, which includes the following relevant goals and policies:

³⁰⁵ "The State of the Region 2002—Measuring Progress in the 21st Century" Southern California Association of Governments, pages 34-39 and SCAG 2002 Annual Report pages 15 and 18.

- Goal 2: Provide increased opportunities for the construction of high quality new housing.
 - Policy 2.1—Provide adequate sizes, zoned at appropriate densities, to facilitate the housing production and affordability goals set forth in the 1998-2005 Regional Housing Needs Assessment.
 - Policy 2.2—Encourage a balance of rental and homeownership opportunities, including high-quality apartments, townhomes, condominiums, and single-family homes.
 - Policy 2.3—Encourage new high quality rental and ownership housing through the implementation of design review guidelines and architectural standards.
 - Policy 2.5—Encourage new residential development along transit corridors, in the downtown, and close to employment, transportation, and activity centers; and encourage infill and mixed-use developments in designated districts.
 - Policy 2.8—Support the provision of quality rental and ownership housing opportunities, including those to accommodate larger families.
 - Policy 2.10—Utilize development agreements as a tool to achieve a mix of affordability levels in large-scale residential projects.
- Goal 3: Provide increased opportunities for home ownership.
 - Policy 3.1—Provide favorable home purchasing opportunities, with an emphasis upon affordable options for low- and moderate-income households.
- Goal 5: Mitigate governmental constraints, to the extent feasible, to housing investment and affordability.
 - Policy 5.3—Utilize Planned Developments (PD) as a tool to allow flexible residential development standards in designated districts.

While not a part of the City's Housing Plan, Chapter 4, Housing Resources, of the 2000-2005 Housing Element provides a survey of potential housing opportunities within the City.³⁰⁶ Specifically, Chart 47 indicates residential projects proposed and/or under

³⁰⁶ *City of Long Beach Housing Element, April 2001, page IV-3.*

construction throughout the City as of 2000. This survey does not constitute formal City policy or regulation. Within Chart 47, the PacifiCenter project site is listed as being in the planning stages and the chart indicates that 2,200 moderate income residential units and 220 low-income units may be constructed on the site. The text following this table cites these units based on conceptual plans proposed by Boeing. The chart and associated text within the 2000-2005 Housing Element were drafted at a time when the Applicant proposed a different plan, which included small unit apartments. Subsequent to adoption of the 2000-2005 Housing Element, the Applicant made substantial changes to its plan for the project site. As indicated in Section III, Project Description, of this EIR, the residential component of the project now includes a mix of housing types including town homes, single-family detached homes, condominiums, and luxury apartments, all with a variety of unit sizes and bedroom counts. Approximately 60 percent of these units are now proposed as for-sale units. The changes to the residential component of the plan were made, in part, to encourage consistency and compatibility with the nearby residential uses north of the project site.

With regard to affordable housing, Division VI of the City of Long Beach Municipal Code includes provisions regarding housing for households of very low and low income in market rate projects. However, the provisions of Division VI set forth in the Municipal Code have not been placed into effect.

2. ENVIRONMENTAL IMPACTS

a. Methodology

The analysis of potential housing impacts includes: (1) a comparison of the housing supply proposed by the PacifiCenter project with housing growth projections for 2020 (the project build out year); (2) a comparison of the indirect demand for new housing resulting from employment associated with the project with the housing forecast for the County of Los Angeles and Cities of Long Beach and Lakewood to determine if substantial amounts of new housing development beyond that proposed at PacifiCenter should be expected; and (3) an evaluation of the project's consistency with applicable regulatory policies cited above. The indirect housing growth for the project has been evaluated by using the "worst-case" employment data (i.e., the maximum number of employees that could be generated) presented in Section V.J.1, Employment, of this EIR, 2000 Census data regarding commuting patterns in Los Angeles County, and the SCAG's 1999 "State of the Commute," a report addressing commuter habits in southern California.

b. Thresholds of Significance

A project will have a significant housing impact if its construction, operation, or associated indirect demand substantially alters the location, distribution, density, or growth rate of housing contemplated for the area by regional or local plans or if the project does not support relevant local or regional policies regarding housing.

c. Project Features

In recognition of the need for affordable housing in the City of Long Beach, the Applicant will contribute funds to the City for City-wide affordable housing programs. Payment of this fee will be made rather than the provision of affordable housing on-site. The fees will be included in the Development Agreement to be approved for the proposed project.

d. Analysis of Project Impacts

New Housing. As shown in Table 1, in Section III, Project Description, the project will add up to 2,500 new housing units to the City of Long Beach and Los Angeles County. Although a 23-acre portion of the PacifiCenter project site lies within the City of Lakewood, no housing development is planned in that area. Approximately 60 percent of the new housing units are slated as for-sale units and include single-family units, townhomes, townhomes/flats and condominiums. The remaining 40 percent of the housing units are proposed as apartments with varying bedroom counts.³⁰⁷ As shown in Table 48 on page 581, the addition of 2,500 new housing units is well within the SCAG housing growth projections for the City of Long Beach, accounting for approximately 9 percent of forecasted growth. As the project-related addition to the housing supply is well within official forecasted estimates for 2020, the addition of project housing is considered a beneficial impact pursuant to regional and local housing policy.

Indirect Housing Demand. As shown in Table 42 on page 566 in Section V.J.1, Employment, depending upon the precise mix of uses that will be developed, the proposed project will create up to between 4,871 and 13,442 additional jobs in Long Beach and Lakewood, compared with 545 persons employed on-site in November 2002. As previously indicated, in order to provide a “worst-case” analysis of the potential impacts associated with demand for housing; the maximum of 13,442 additional employees has been used. In addition, since the demolition of the majority of existing on-site facilities is

³⁰⁷ Refer to Table 52 in Section V.J.3, Population, for a breakdown of the proposed housing unit mix.

Table 48**LONG BEACH HOUSING GROWTH, 2003-2020**

Forecasted Growth in Households	26,889
Maximum Housing Units Added by PacifiCenter Project	2,500
Percentage of Growth Attributable to Project	9.0%

Source: SCAG 2001 RTP Growth Forecasts, City Projections.

underway and will be completed as a separate project the maximum of 13,987 jobs estimated to be generated by the proposed project are considered new.

In order to evaluate the effect that this maximum on-site labor force could have on local housing demand relative to housing availability, it is necessary to approximate the fraction of future on-site employees that may be induced to move from their current residences to homes closer to the project site. It is estimated that up to 90 percent of the jobs created by the new uses within the Commercial land use category (with the exception of retail and hotel uses) may include compensation that will induce workers to move for employment reasons. It is further estimated that 20 percent of the new retail and hospitality jobs may be sufficiently desirable to induce employment-based relocation. The balance of jobs created by the new commercial activity is not expected to offer a sufficient wage to induce relocation to the area.

With these conservative assumptions, it is calculated that a maximum of 12,062 employees could relocate to a project-related commute shed due to project employment opportunities. Table 49 on page 582 details the derivation of the project employment projection and expected commute distance of the employees. It should be recognized, however, that this indicated "mover" estimate is highly conservative because it is based on the maximum number of employees that could be generated by the project site and assumes that all new employees currently live beyond a reasonable commute distance from the project site (refer to Table 42 on page 566, in Section V.J.1, Employment). These assumptions do not account for the fact that a relatively large labor pool already resides within a reasonable commute distance. The 2000 Census indicates that 42 percent of the labor force employed in Long Beach also resided in Long Beach, indicating a high potential for the hiring of existing residents. Nonetheless, these conservative or "worst-case" assumptions are utilized in order to test the significance of indirect project-generated housing demand on available housing.

Table 49

**PACIFICENTER ESTIMATED EMPLOYEE RELOCATION
BASED ON MOST INTENSIVE EMPLOYMENT DEVELOPMENT SCENARIO**

Proposed Land Use	Employment Factor: Sq.Ft. per Employee	Sq.Ft.	Max. Employees	Expected Rate of Employment- Induced Relocation	Expected Employee Relocations
Commercial					
Office	225	2,790,000	12,400 ^b	90%	11,160
Research and Development	425	360,000	847	90%	162
Retail	500	150,000	300	20%	60
Hospitality	1.1 per room	400 rooms	440	20%	88
TOTAL			13,987		12,062
New Employees Moving for Job		12,062 ^a			
Moving into 5-mile radius (20.6 %)		2,485			
Moving into 5 to 10-mile radius (34.6 %)		4,173			
Moving into 10 to 20-mile radius (33.8 %)		4,077			
Moving outside 20-mile radius (11.0 %)		1,327			

^a This number is an overestimation as it does not account for employees who may live within the proposed PacificCenter housing units.

Source: PCR Services Corporation, January 2004, employment factors provided by Robert Charles Lesser & Co.

For the purposes of this analysis, it is assumed that each employee represents a family in need of a housing unit. These employees will logically disperse themselves across the local area or region, seeking a neighborhood that best fits their lifestyles. SCAG's "State of the Commute" report for 1999 indicates that Los Angeles County residents have a commute which averages 14.9 miles in length and 34 minutes in duration. This yields an average trip speed of 26.3 miles per hour. However, in order to provide a conservative "worst-case" analysis, an average trip speed of 20.0 miles per hour was used. The 2000 Census provides a distribution of Los Angeles County commuters according to their travel time to work, as summarized in Table 50 on page 584. By applying a trip speed to the Census travel time to work distribution, a "commute shed" relative to the project site can be defined in which a large majority of employees at PacifiCenter can be expected to be distributed.

As indicated above, the PacifiCenter project includes up to 2,500 housing units. Although a percentage of on-site employees are expected to live within PacifiCenter housing, in order to provide a "worst-case" analysis, the availability of these new housing units to accommodate PacifiCenter employees is not accounted for. Using the 2000 Census distribution of travel times for Los Angeles County provided in Table 50 and based on an average commute speed of 20.0 miles per hour, 20.6 percent of project employees could be expected to live within five miles of the project site.³⁰⁸ As shown in Table 49, this yields as many as 2,485 employees of the project relocating within five miles of the project site. Following the same parameters, 34.6 percent of the employees (4,173 new employees) can be expected to live between 5 and 10 miles; another 33.8 percent (4,077 new employees) can be expected to live between 10 and 20 miles of the site; and the remaining 11.0 percent (1,327 new employees) can be anticipated to live more than 20 miles from the project site. Therefore, a total of approximately 2,485 new project employees could be induced to move to the Long Beach/Lakewood area (inside the five-mile radius) by the time the project is fully occupied in 2020, resulting in average growth of 155 households per year. Figure 57 on page 585 illustrates this five-mile radius area.

This "worst-case" estimate of average annual demand for housing by potential project employees wishing to move to the Long Beach/Lakewood area needs to be compared with the expected availability of housing. Available housing includes: (1) existing housing units that are already vacant, primarily within the rental stock; (2) housing turnover through resales; and (3) new housing that is expected to be built unrelated to the PacifiCenter project.

³⁰⁸ As indicated by the data in Table 50, 20.6 percent of Los Angeles County commuters have a commute of less than fifteen minutes. A vehicle speed of 20 miles per hour over a fifteen minute period will allow one to travel an estimated 5 miles.

Table 50

**2000 CENSUS TRAVEL TIME TO WORK
LOS ANGELES COUNTY
WORKERS 16 YEARS AND OVER**

	Number of Employees	Percentage
< 5 minutes	57,417	1.5%
5 to 9 minutes	265,372	7.1%
10 to 14 minutes	447,538	12.0%
15 to 19 minutes	547,333	14.7%
20 to 24 minutes	532,606	14.3%
25 to 29 minutes	210,383	5.6%
30 to 34 minutes	624,474	16.8%
35 to 39 minutes	106,670	2.9%
40 to 44 minutes	165,115	4.4%
45 to 59 minutes	360,152	9.7%
60 to 89 minutes	283,292	7.6%
90 or more minutes	123,755	3.3%
Total	3,858,750*	100.0%

**Excludes 134,643 employees who worked from home.*

Source: 2000 Census of Population and Housing, Summary Tape File 3.

Within a five-mile radius, the City of Long Beach will provide the dominant fraction of housing in 2020, or approximately 68 percent of the total. Lakewood is projected to provide another 10 percent of the five-mile total. Together both cities comprise 78 percent of the total housing supply within the five-mile radius.³⁰⁹ Of this total housing supply, the 2000 US Census indicated that within the Cities of Long Beach and Lakewood combined 54.7 percent is rental stock, and since the housing forecasts do not disaggregate rental and ownership components, it is assumed that the rental proportion will not change through 2020. In 2000, the Census reported that 4.2 percent of the Long Beach rental housing stock was vacant and that 1.9 percent of Lakewood's rental housing was also vacant. Applying these relatively low vacancy rates to the rental proportions of the existing

³⁰⁹ *The five-mile radius encompasses parts of other cities, primarily Signal Hill, Rancho Dominguez, Bellflower, Paramount, and Artesia. However, in an effort to perform the most rigorous analysis possible, all employees induced to move within five miles of the project site have been assumed to move to the Cities of Long Beach and Lakewood. The intent is to demonstrate that Long Beach and Lakewood have sufficient resources to accommodate more than their share of project employees and their families.*

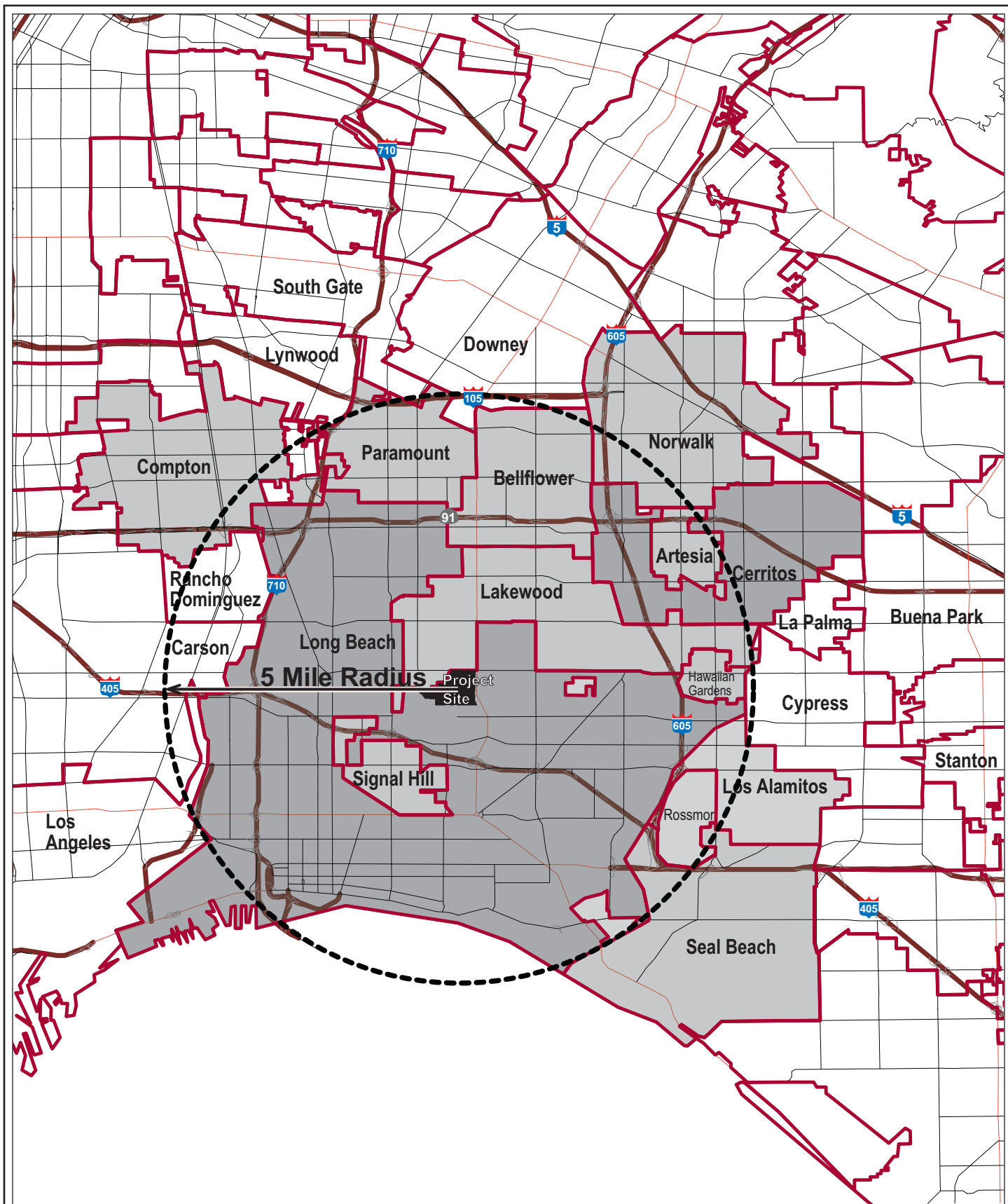


Figure 57
Jurisdictions within
5-Miles of Project Site

(Year 2000) housing stock in both cities indicates 4,398 units in both cities combined are regularly vacant. In addition, an estimated 2,000 ownership housing units, or 2.8 percent of the existing Long Beach ownership housing stock, become available for sale in Long Beach each year. If this same relatively low percentage is applied to Lakewood's existing ownership stock, an estimated 551 homes in Lakewood come on the market each year. Collectively, a total of approximately 6,949 existing housing units can be expected to be available each year in the Cities of Long Beach and Lakewood (4,398 rental and 2,551 ownership units). This figure does not include the number of new housing units that may be constructed in the future in Long Beach or the limited number of units that may be constructed in Lakewood, which would increase housing availability.³¹⁰ This figure also excludes the housing opportunities within the PacifiCenter, which will also be available to accommodate some of the housing demand resulting from employment growth.

Against this annual availability, the project could generate an average of as many as 155 local "movers" to the five-mile commute radius each year. Assuming the low 2000 vacancy rates will continue in the Cities of Long Beach and Lakewood, 6,949 housing units are predicted to be available on an annual basis in Long Beach and Lakewood, which together comprise only 78 percent of the total five-mile housing stock. The demand for 155 housing units would represent only 2.2 percent of the 6,949 housing units expected to be available. Thus, although the vacancy rates within Lakewood and Long Beach are expected to remain low, the indirect demand for housing units would be expected to be accommodated by existing housing units. Even when considered against the estimated cumulative growth in housing demand in Long Beach and Lakewood of approximately 1,412 housing units per year through 2020 (a value considered largely inclusive of potential project "movers"), housing to accommodate project "movers" on an annual basis is expected to be available.³¹¹ This conclusion would be reached even if all 12,062 new employees who might be expected to move after taking jobs at PacifiCenter actually moved to Long Beach or Lakewood. At a rate of 753 "movers" per year, the total PacifiCenter workforce will only absorb 10.8 percent of annually available rental and ownership housing. Therefore, the indirect demand for housing generated by employees of the project will not substantially alter the location, distribution, density, or growth rate of housing contemplated for the area by regional or local plans.

³¹⁰ While the number of new housing units to be constructed in the future cannot be accurately predicted using available data, SCAG's growth projection of 28,248 new households in Long Beach and Lakewood by 2020 suggests that the amount of expected future housing would be substantial. Housing development in Lakewood, however, is expected to be limited since that city is currently 99.5 percent built out.

³¹¹ Figure represents the City of Long Beach and City of Lakewood yearly household growth increments from 2000-2020. The housing demand estimate of 1,412 units per year conservatively assumes that each new SCAG projected household for Long Beach and Lakewood generates demand for a single housing unit.

Consistency with Plans and Policies. By creating new housing stock the PacifiCenter project will support applicable housing policies of SCAG's RCPG. The project will also help to relieve some of the existing and expected imbalance of housing units to population described in SCAG's "The State of the Region 2002" report. In addition, as discussed in Section V.H., Land Use, of this EIR, the project will be developed as a master-planned community with employment, residential, and recreational opportunities, thus supporting SCAG's policies regarding reducing the number of auto trips and vehicle miles generated and supporting SCAG's policies regarding providing mixed-use clusters along transportation corridors.

The new housing created by the project also supports the relevant Citywide goals and policies set forth by the 2000-2005 Housing Element of the Long Beach General Plan that are identified above. The provision for new housing within the City will facilitate the housing production goals set forth by Policy 2.1. In addition, the fee for affordable housing to be provided as part of the project will support the City's affordability goals set forth by Policies 2.1, 2.10, and 3.1. Specifically, while the project itself will not directly provide affordable housing, in accordance with a development agreement, it will provide fees to the City that will be used to contribute to affordable housing of varying affordable levels on a Citywide basis. The project will also provide a mix of rental and homeownership opportunities and a mix of housing products in response to a variety of market needs, in support of Policy 2.2 of the 2000-2005 Housing Element. In addition, the project will provide diverse sizes and types of housing units, including three and four bedroom units that will accommodate larger families, in accordance with Policy 2.8 of the 2000-2005 Housing Element. The project will also provide high quality housing and incorporate design guidelines, which will include architectural standards, in furtherance of Policies 2.2 and 2.3 of the 2000-2005 Housing Element. The project complies with Policy 2.5 in that the project will locate housing along transit corridors and within an area designated as an activity center (see Section V.H, Land Use and Planning). The project also constitutes infill and mixed-use development, which is encouraged by Policy 2.5 of the 2000-2005 Housing Element. Goal 3 of the 2000-2005 Housing Element is to provide an increase in home ownership opportunities, which the project will achieve through the offering of approximately 60 percent of the proposed units for sale representing over 80 percent of the net residential acreage. Finally, consistent with Policy 5.3 of the 2000-2005 Housing Element, the project will be located in a new Planned Development District, which will create flexible development standards, necessary to ensure implementation of a balanced planned community.

Housing Impact Conclusion. On the basis of the foregoing analyses, it is concluded that: (1) the housing component proposed within the PacifiCenter project is consistent with household growth forecast in the Long Beach area by 2020; (2) the

maximum potential indirect housing demand attributable to new project employees wishing to move locally is well within the housing supply expected to be available to such “movers” in Long Beach and Lakewood; and (3) the project is consistent with regional and local regulatory policies regarding the provision of housing. On these bases, it is determined that the PacifiCenter project will not substantially alter the location, distribution, density, or growth rate of housing contemplated for the area by regional or local plans and will not be inconsistent with the relevant policies set forth in the City’s 2000-2005 Housing Element and the RCPG.

3. CUMULATIVE IMPACTS

The impact analysis provided above includes assessments of the direct increase in new housing and the indirect increase in housing demand resulting from implementation of the PacifiCenter project in comparison with local and regional growth forecasts. Such forecasts account for planned or reasonably foreseeable development within each jurisdiction in the local area and the region. Therefore, the analysis performed is both a project-level and cumulative analysis. As stated above, the net direct increase in housing associated with the project will be well within the household growth forecast for Long Beach and Los Angeles County. Similarly, the indirect increase in housing demand associated with PacifiCenter employment could be accommodated by projected housing supplies in Long Beach and Lakewood. Furthermore, the project will help to relieve a regional housing shortage that exists within southern California. Therefore, implementation of the project will not result in any significant cumulative impacts associated with housing.

4. MITIGATION MEASURES

Based on the above analysis no significant impacts associated with alteration of the location, distribution, density, or growth rate of housing contemplated for the area by regional or local plans will occur. In addition, with implementation of the project feature regarding payment of a fee for affordable housing, no inconsistencies with relevant local or regional policies regarding housing will occur. Therefore, no mitigation measures are required.

5. IMPACTS AFTER MITIGATION

No significant impacts associated with alteration of the location, distribution, density, or growth rate of housing contemplated for the area by regional or local plans or inconsistencies with relevant local or regional policies regarding housing will occur. Therefore, no mitigation measures are required.

V. ENVIRONMENTAL IMPACT ANALYSIS
J. EMPLOYMENT, HOUSING AND POPULATION
3. POPULATION

The California Environmental Quality Act (CEQA) focuses on the physical effects of a project and states that economic and social changes resulting from a project shall not be treated as physical effects on the environment. Although population impacts are typically economic or social in nature, the analysis of such impacts is provided herein to support other impact analyses prepared for this EIR.

The analyses presented in this section focus on the local and regional context in which the project site is located. The geographic areas of analysis included the Cities of Long Beach and Lakewood and Los Angeles County. Similar to Sections V.J.1, Employment, and V.J.2, Housing, of this EIR, SCAG 2001 RTP Growth Forecasts and 2000 census data have been used in this analysis. Also refer to Section VII.D, Growth Inducing Impacts, of this EIR for a discussion of impacts associated with population growth generated by the project.

1. ENVIRONMENTAL SETTING

a. Existing Conditions

Table 51 on page 591 presents population characteristics from the 1990 and 2000 Census for the Cities of Long Beach and Lakewood and Los Angeles County. As indicated by Table 51, the population in Long Beach grew from an estimated 429,433 persons in 1990 to 461,522 persons in 2000, representing an increase of 32,089 and an average annual growth rate of 0.8 percent. The population of the City of Lakewood grew from 73,557 in 1990 to 79,345 in 2000, representing an increase of 5,788 persons and an average annual growth rate of 0.8 percent. The average annual growth rate from 1990 to 2000 in Los Angeles County was 0.7 percent, with an increase from 8,863,164 in 1990 to 9,519,338 persons in 2000.

b. Projected Population Growth

Table 52 on page 592 shows the population growth projected for the Cities of Long Beach and Lakewood and Los Angeles County in the SCAG 2001 RTP Growth

Table 51

POPULATION CHANGES: 1990-2000

Jurisdiction	1990	2000
City of Long Beach	429,433	461,522
City of Lakewood	73,557	79,345
Los Angeles County	8,863,164	9,519,338
1990-2000 Population Growth Analysis	Incremental Growth	Average Annual Growth Rate
City of Long Beach	32,089	0.8%
City of Lakewood	5,788	0.8%
Los Angeles County	656,174	0.7%

Source: 1990 and 2000 Census of Population.

Projections. As indicated by Table 52, the population of the City of Long Beach is projected to increase to 518,349 persons by 2020, representing an annual average growth rate of 0.62 percent. Lakewood is projected to have a lower growth rate of 0.16 percent annually, resulting in a population of 83,255 by 2020. Los Angeles County is projected to have the highest projected population growth rate, at 0.9 percent per year, resulting in a growth increment of 1,558,686 persons from 2003 to 2020.

c. Regulatory Framework

City of Long Beach. The City's Land Use Element of the General Plan, adopted in July 1989, serves as a long-term planning guide for future development throughout the City. The Land Use Element specifically states "citations of a population forecast are not to be construed as constituting a "cap" on development beyond which proposed housing developments would be denied for the reason of having exceeded the population estimate." Refer to Section V. H. Land Use and Planning of this EIR for a detailed discussion of the City's Land Use Element.

City of Lakewood. The City's Land Use Element of the General Plan, adopted in November 1996, serves as the framework for future physical, social, and economic development in the City of Lakewood. The Land Use Element topics include the identification of existing land uses by type, analysis of building trends and anticipated population intensities.

Table 52

POPULATION GROWTH PROJECTED BY SCAG

Jurisdiction	2000	2003^a	2020
City of Long Beach	456,378	469,201	518,349
City of Lakewood	79,801	80,988	83,255
Los Angeles County	9,846,681	10,155,352	11,714,038
Population Growth Increments	2003-2020		
City of Long Beach		49,148	
City of Lakewood		2,267	
Los Angeles County		1,558,686	
Average Annual Growth Rates	2003-2020		
City of Long Beach		0.62%	
City of Lakewood		0.16%	
Los Angeles County		0.90%	

^a Year 2003 forecasts were estimated by using a straight line interpolation between the 2000 and 2005 projections.

Source: SCAG 2001 RTP Growth Forecasts, City Projections; PCR Services Corporation, January 2004.

Southern California Association of Governments. As previously discussed in Sections V.J.1, Employment, and V.J.2, Housing, of this EIR, SCAG's Regional Comprehensive Plan and Guide (RCPG), revised in April 2001, serves as a comprehensive planning guide, focusing on growth through the year 2015. The primary goals of the RCPG are to improve the standard of living, enhance quality of life, and promote social and economic equity. Within the RCPG, issues related to population and growth are primarily addressed in Chapter 2, The Economy, and Chapter 3, Growth Management. Specifically, these chapters analyze growth patterns, provide economic forecasts, recommend strategies for economic prosperity and equity, and specify growth management policies. SCAG's Regional Transportation Plan provides forecasts of population, households, and employment levels for counties, subregions, cities, and Census tracts within SCAG's jurisdiction.

2. ENVIRONMENTAL IMPACTS

a. Methodology

The analysis of potential population impacts includes an evaluation of the project's consistency with applicable policies described above and a comparison of the population growth resulting from direct increases in the City of Long Beach and Los Angeles County housing supply, as well as an influx of population induced by PacifiCenter employment.³¹²

The estimate of the PacifiCenter project's indirect population growth is calculated based on the anticipated demand for housing resulting from employment growth described in Section V.J.2, Housing.

b. Thresholds of Significance

A project will have a significant impact on population if the construction and operation of the project substantially alters the location, distribution, density, or growth rate of population planned for the area by local and regional plans.

c. Analysis of Project Impacts

(1) Consistency with Plans and Policies

The SCAG Regional Comprehensive Plan and Guide, along with the Land Use Elements of the Cities of Long Beach and Lakewood, offer little guidance for population growth beyond setting the general goal that population growth not exceed the most recent growth forecasts. This goal is somewhat diluted by the City of Long Beach Land Use Element, which specifically states that population forecasts do not constitute a restriction on population growth or development.

(2) Consistency with Projections

As shown in Table 53 on page 594, the PacifiCenter project will add up to 2,500 additional housing units within the City of Long Beach and therefore within Los Angeles County. As shown in Table 53, based on factors provided by Robert Charles Lesser and

³¹² Direct population growth associated with the project is not evaluated for the City of Lakewood, since all of the proposed housing will occur in the City of Long Beach.

Table 53

**Estimated Unit Mix and Occupancy For
Proposed Residential Development Schemes**

Unit Type	Approximate Units	Approximate Acreage	Typical Density	Density Range	RCLCO/US Census Household Estimates	
					Persons/Unit	Total Population
Single-Family Detached	200 DU	19.0 acres	11 DU/AC	6-12 DU/AC	2.99	598
Townhomes	360 DU	20.0 acres	18 DU/AC	14-20 DU/AC	2.12	763
Towns/Flats	560 DU	24.0 acres	23 DU/AC	16-24 DU/AC	1.75	980
Condominiums	380 DU	12.0 acres	40 DU/AC ^a	25-50 DU/AC	1.56	593
Subtotal	1,500	75.0 acres				2,934
Apartments	1,000	17.5 acres		40-60 DU/AC	1.85	1,850
Subtotal	1,000	17.5 acres				1,850
Total	2,500	92.5 (excludes park acreage)	27 DU/AC			4,784

Note: RCLCO/U.S. Census household size estimates are based upon 2000 U.S. Census data for the City of Long Beach for average number of persons by number of units in a structure and by tenure.

^a *Within the Low to Medium Housing Area, the maximum density for condominiums would be limited to 25 dwelling units per acre.*

Source: PCR based on data from Robert Charles Lesser & Co., January 2004.

Company that were derived based on 2000 census data, approximately 4,784 new residents will be generated by the estimated residential unit mix proposed by PacifiCenter. As indicated by the data provided in Table 52, between the years 2003 and 2020, the population of the City of Long Beach is expected to increase by 49,148 persons. Based on this number, direct population growth resulting from development of the proposed residential uses will account for 9.7 percent of the population growth expected between 2003 and 2020 within the City of Long Beach. In addition, the estimated population generated by the proposed residential uses will represent well under one percent of the population growth anticipated within Los Angeles County.

As discussed in Table 49 on page 582 in Section V.J.2, Housing, of this EIR, employment associated with the project's commercial activities is anticipated to induce as many as 2,485 persons to move within five-miles of the project site, which includes the Cities of Long Beach and Lakewood. Assuming that these new employees who choose to live in Long Beach and Lakewood have similar demographic characteristics to the existing residents of Long Beach, the induced movers should have a similar household size, or 2.77 persons per household.³¹³ This yields 6,883 new residents induced to relocate into Long Beach and Lakewood. This indirect population generated by the proposed commercial uses will represent approximately 13 percent of the population growth expected within the Cities of Long Beach and Lakewood by 2020.

Together, the direct and indirect population growth within the Cities of Long Beach and Lakewood will total approximately 11,667 persons. This estimated growth will represent 23 percent of the population growth forecast by SCAG within the Cities of Long Beach and Lakewood from 2003 through 2020. The estimated total population resulting from implementation of the project will also represent 0.7 percent of the population growth forecast for Los Angeles County. These increases are well within the forecasted growth set forth by SCAG. As the additional population attributable to the PacifiCenter project will not substantially alter the location, distribution, density, or growth rate of population planned and forecast in Long Beach, Lakewood or Los Angeles County, the proposed project will not result in a significant population impact.

3. CUMULATIVE IMPACTS

The impact analysis provided above includes an assessment of the population resulting from a direct increase in housing associated with the PacifiCenter project and

³¹³ 2000 Census of Population and Housing.

induced indirect population growth resulting from project development. As these estimated population increases were compared with local and regional growth forecasts, which account for planned or reasonably foreseeable development within each jurisdiction in the local area and the region, the analysis is both a project-level and cumulative analysis. As discussed above, the net population increase associated with the project will be well within the growth forecasts for Long Beach, Lakewood, and Los Angeles County. Therefore, implementation of the PacifiCenter project will not result in any significant cumulative impacts associated with population.

4. MITIGATION MEASURES

No significant impacts associated with population growth have been found, therefore no mitigation is required. However, as indicated in other sections of this EIR, the increase in population will result in impacts in other issue areas that require mitigation.

5. IMPACTS AFTER MITIGATION

No significant impacts will result from project implementation and no mitigation measures will be required. However, as indicated in other sections of this EIR, the increase in population will result in impacts in other issue areas.